



Industrial Property For Lease

29 Garfield Street

Exeter, New Hampshire

Nordlund Associates Inc. is pleased to present a +/- 7,920 square foot warehouse building for lease at 29 Garfield St., Exeter, NH. The building includes +/- 6,000 square feet of warehouse, +/- 960 square feet of office with +/- 960 square feet of mezzanine above. The building has 240V 200 A electrical service, is located on a +/- .5 acre parcel, has 23 foot clear height, one drive-in door and one loading dock.

Rick Bartley

rbartley@nordlundassociates.com

(603)-957-0137

www.NordlundAssociates.com



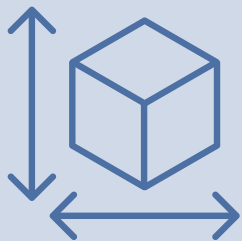
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Location Description

29 Garfield St. is strategically located adjacent to the Exeter, NH Amtrak station next to a public parking area. It is 2.2 miles or 7 minutes from NH-101 Exit 10, and 5 miles or 12 minutes from I-95 Exit 1. It provides easy access to the seacoast area of New Hampshire, Merrimack Valley of Massachusetts, and Rockingham County, NH.



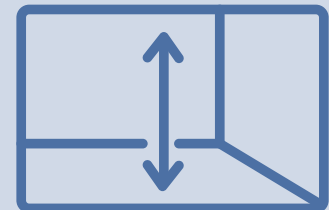
Property Highlights



+/- 7,960 SF
.51 Acres



1 Drive-In Door
1 Loading Dock



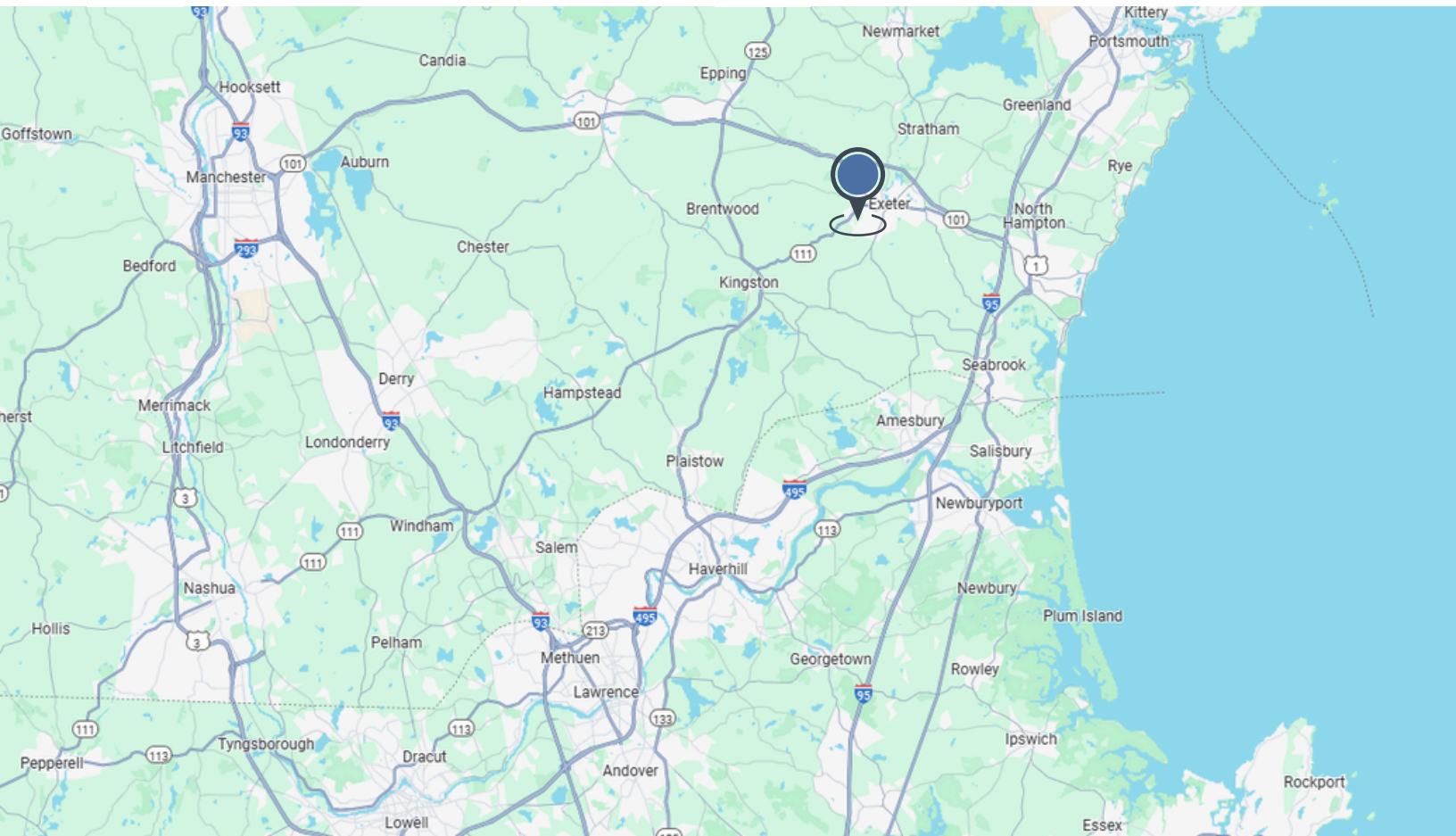
23'
Ceiling Height

29 Garfield Street



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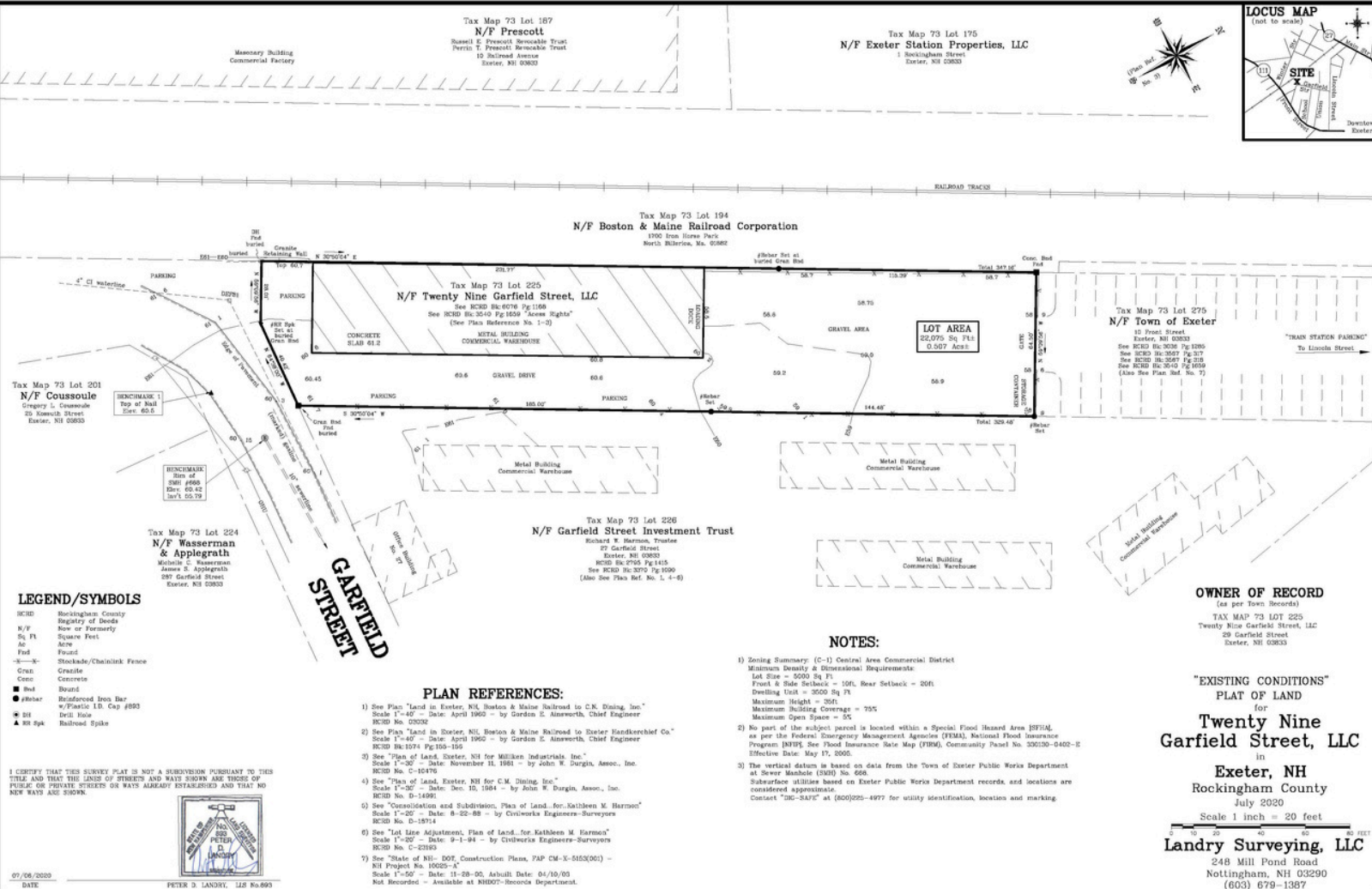
Distances

NH 101: **7 Minute / 2.2 Miles**



I-95: **6 Minutes / 2 Miles**





LEGEND/SYMBOLS

- BCSD Rockingham County Registry of Deeds
- N/F None or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- X—X— Stake/Chainlink Fence
- Crn Concrete
- Con Concrete
- Rebar Reinforced Iron Bar w/ Plastic I.B. Cap #893
- BH Drill Hole
- ▲ 1/2" Spk Railroad Spike

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



DATE: 07/08/2020
 PETER D. LANORY, L.S. No. 893

PLAN REFERENCES:

- 1) See Plan "Land in Exeter, NH, Boston & Maine Railroad to C.K. Dining, Inc." Scale 1"=40' - Date: April 1962 - by Gordon E. Ainsworth, Chief Engineer. BCSD No. C-2302.
- 2) See Plan "Land in Exeter, NH, Boston & Maine Railroad to Exeter Handkerchief Co." Scale 1"=40' - Date: April 1962 - by Gordon E. Ainsworth, Chief Engineer. BCSD No. 1574 Pg.150-155.
- 3) See "Plan of Land, Exeter, NH for Milliken Industrial, Inc." Scale 1"=20' - Date: November 11, 1981 - by John W. Durgin, Assoc., Inc. BCSD No. C-10476.
- 4) See "Plan of Land, Exeter, NH for C.K. Dining, Inc." Scale 1"=20' - Date: Dec. 10, 1981 - by John W. Durgin, Assoc., Inc. BCSD No. D-14991.
- 5) See "Consolidation and Subdivision, Plan of Land, for Kathleen M. Harmon" Scale 1"=20' - Date: 8-22-88 - by Civilworks Engineers-Surveyors BCSD No. D-15714.
- 6) See "Int. Line Adjustment, Plan of Land, for Kathleen M. Harmon" Scale 1"=20' - Date: 9-1-94 - by Civilworks Engineers-Surveyors BCSD No. C-23193.
- 7) See "State of NH - DOT, Construction Plans, PAP CM-X-545(200) - NH Project No. 10025-1" Scale 1"=50' - Date: 11-28-00, Asbuilt Date: 04/10/03. Not Recorded - Available at NHDOT-Records Department.

NOTES:

- 1) Zoning Summary (C-1) Central Area Commercial District
 Minimum Density & Dimensional Requirements:
 Lot Size = 5000 Sq Ft
 Front & Side Setback = 10ft. Rear Setback = 20ft.
 Dwelling Unit = 3500 Sq Ft
 Maximum Height = 20ft.
 Maximum Building Coverage = 75%
 Maximum Open Space = 5%
- 2) No part of the subject parcel is located within a Special Flood Hazard Area (SFHA), as per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP). See Flood Insurance Rate Map (FIRM), Community Panel No. 330130-0402-E Effective Date: May 17, 2005.
- 3) The vertical datum is based on data from the Town of Exeter Public Works Department at Sever Marshole (SMH) No. 668. Subsurface utilities based on Exeter Public Works Department records, and locations are considered approximate. Contact "D&S-S&T" at (603)225-4977 for utility identification, location and marking.

OWNER OF RECORD
 (as per Town Records)
 TAX MAP 73 LOT 225
 Twenty Nine Garfield Street, LLC
 29 Garfield Street
 Exeter, NH 03833

"EXISTING CONDITIONS" PLAT OF LAND
 for
Twenty Nine Garfield Street, LLC
 in
Exeter, NH
 Rockingham County
 July 2020
 Scale 1 inch = 20 feet
Lantry Surveying, LLC
 248 Mill Pond Road
 Nottingham, NH 03290
 (603) 679-1387

FOR MORE INFORMATION

RICK BARTLEY

RBARTLEY@NORDLUNDASSOCIATES.COM

(603)-957-0137



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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the responsibility of all parties interested to independently confirm its accuracy and completeness. All parties may solicit their own advisor (s) to conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.